

128.A

0003

0014.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

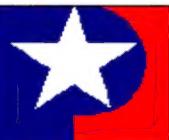
769,900 / 769,900

USE VALUE:

769,900 / 769,900

ASSESSED:

769,900 / 769,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
14-16		MENOTOMY RD, ARLINGTON

OWNERSHIP

Unit #: 14

Owner 1: BROWN MATTHEW S &

Owner 2: MOORE BROOKE E

Owner 3:

Street 1: 14 MENOTOMY RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NERI STEVEN/TRUSTEE -

Owner 2: 14 MENOTOMY REALTY TRUST -

Street 1: 4 SPENCER COURT

Twn/City: ANDOVER

St/Prov: MA Cntry:

Postal: 01810

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Vinyl Exterior and 1620 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7346																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	766,600	3,300		769,900		416180
							GIS Ref
							GIS Ref
							Insp Date
							09/05/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	766,600	3300	.		769,900		Year end	12/23/2021
2021	102	FV	744,700	3300	.		748,000		Year End Roll	12/10/2020
2020	102	FV	733,700	3300	.		737,000		Year End Roll	12/18/2019
2019	102	FV	593,800	3300	.		597,100		Year End Roll	1/3/2019
2018	102	FV	526,900	3300	.		530,200		Year End Roll	12/20/2017
2017	102	FV	481,600	3300	.		484,900		Year End Roll	1/3/2017
2016	102	FV	437,800	3300	.		441,100		Year End	1/4/2016

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NERI STEVEN/TRU		133-129		2/13/2015		519,000	No	No		
NERI STEVEN/TRU		40-27		12/4/2014	Family		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/5/2018	Measured	DGM	D Mann
3/4/2016	Sales Review	PT	Paul T
1/21/2015	NEW CONDO	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA _____

Total AC/Ha: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

2023

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																		
Sty Ht: 1H - 1 & 1/2 Sty				A Bath:	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Good																		
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																		
Frame: 1 - Wood				1/2 Bath:	Rating:																		
Prime Wall: 4 - Vinyl				A HBth:	Rating:																		
Sec Wall:	%			OthrFix:	Rating:																		
Roof Struct: 1 - Gable				OTHER FEATURES																			
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																		
Color: TAN				A Kits:	Rating:																		
View / Desir:				Ftpl: 1	Rating: Good																		
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade: C - Average				CONDOS INFORMATION																			
Year Blt: 1920	Eff Yr Blt:			Location:																			
Alt LUC:	Alt %:			Total Units:																			
Jurisdict: G16	Fact: .			Floor: M - Multi-Level																			
Const Mod:				% Own: 60.000000000																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wal: 2 - Plaster				Functional:				Interior:		1	8	3											
Sec Int Wall:	%			Economic:				Additions:															
Partition: T - Typical				Special:				Kitchen:															
Prim Floors: 3 - Hardwood				Override:				Baths:															
Sec Floors: 4 - Carpet	50 %			Total:	10.8 %			Plumbing:															
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ: 305.00				Heating:															
Bsmnt Gar:				Size Adj.: 1.29814816				General:															
Electric: 3 - Typical				Const Adj.: 0.97515047																			
Insulation: 2 - Typical				Adj \$ / SQ: 386.096																			
Int vs Ext: S				Other Features: 90750																			
Heat Fuel: 2 - Gas				Grade Factor: 1.00																			
Heat Type: 5 - Steam				NBHD Inf: 1.20000005																			
# Heat Sys: 1				NBHD Mod:																			
% Heated: 100	% AC:			LUC Factor: 1.00																			
Solar HW: NO	Central Vac: NO			Adj Total: 859471																			
% Com Wal	% Sprinkled			Depreciation: 92823																			
				Deprecated Total: 766648																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 128.A-0003-0014.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
3	Garage	D	Y	1	10X20	A	AV	1920	27.50	T	40	102			3,300		3,300						
More: N	Total Yard Items:	3,300		Total Special Features:			Total:	3,300															
UnSketched SubAreas: GLA: 1620,																							
AssessPro Patriot Properties, Inc																							
																							